

**CITY OF LOMA LINDA  
OFFICIAL NOTICE OF PUBLIC HEARING AND  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
OF ENVIRONMENTAL IMPACT**

Notice is hereby given that the City of Loma Linda **Planning Commission** will hold a public hearing on **Wednesday, August 3, 2005**, at 7:00 p.m. in the Council Chambers located in City Hall, 25541 Barton Road, Loma Linda, California 92354 on the item described below.

**PRECISE PLAN OF DESIGN NO. 05-05 & VARIANCE NO. 05-04 (CALIFORNIA HEART & SURGICAL HOSPITAL):** A request to construct a 70,000 square-foot surgical hospital and 25,000 square-foot medical building with the associated amenities including the Zanja Trail, landscaping, and site design. The variance request is to allow the construction of a 46-foot tower that exceeds the 35-foot maximum building height. The 6.33-acre site is located at the northeast corner of Barton Road and New Jersey Street in the Professional Office General Plan land use designation and the Administrative Professional Office (AP) zone. (The application previously was processed as PPD No. 04-13 and later withdrawn and resubmitted as PPD No. 05-05.)

**Certificate of Appropriateness:** The project is located in the Historic Mission Overlay District and as such, subject to the requirements of Loma Linda Municipal Code (LLMC) Chapters 17.80 and 17.82. The Historical Commission has considered the proposed development and request for a Certificate Of Appropriateness in a noticed public hearing and recommended approval to the City Council and Planning Commission pursuant to LLMC Section 17.80.060. Other project related comments of the Historical Commission are being forwarded to the two, aforementioned bodies.

**Environmental Determination:** The City of Loma Linda proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study. The Initial Study was revised on July 12, 2005 to include results from the most current URBEMIS 2002 Air Model and the resultant mitigations. Copies of the Initial Study are available for public review at the Community Development Department, Public Counter located in City Hall (address noted above) and the Loma Linda Library, 25581 Barton Road, located at the east end of the Civic Center. Pursuant to the California Environmental Quality Act (CEQA), the public review period will begin on **Thursday, July 14, 2005** and end on **Wednesday, August 3, 2005**. Any environmental comments from the public should be submitted in writing to this office no later than 5 p.m. on **August 3, 2005**. If you do not respond in writing, we will assume that you have no opinions and/or recommendations on the above project(s).

<b>Environmental Determination:</b>	<b>Proposed Mitigated Negative Declaration</b>
<b>Proponent/Applicant:</b>	<b>Loma Linda Properties</b>

Previously, the site was used for citrus farming; however, the subject property is not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E) for soil or ground water contamination.

The Planning Commission of the City of Loma Linda requests your participation in evaluating the above-mentioned proposal at the public hearing. The Commission will review the project for consistency with the General Plan and compliance with the Zoning Code, and the environmental document for adequacy and compliance with CEQA. The public is welcome to speak at the public hearing or to submit written comments prior to the hearing. For further information, please contact the Community Development Department at (909) 799-2830.

If you challenge the resultant action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.